

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER

Decision Order Number: 1256	Date of Decision: 20-Sep-2021
Register Reference: SD21A/0113	Date: 23-Aug-2021

Applicant: Co-operative Housing Ireland
Application Type: Additional Information
Development: Retention/change of use of existing development and shed/outbuilding; the development was originally built as a welfare facility building but is currently being used as a childcare facility.
Location: St Finian's Community Group, 22, St. Finian's Green, Lucan, Co. Dublin

Dear Sir /Madam,

With reference to your planning application, additional information received on 23-Aug-2021, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The Roads Department is not satisfied with Item 1 of the Additional Information response. The applicant is requested to submit revised proposals (to include drawings) clearly showing an outdoor bicycle parking stand to accommodate 1 per 5 staff and 1 per 10 children as per policy contained in the County Development Plan (a total of 5 spaces). The location of the stand to be shown on a revised layout plan to be submitted.
2. (1) The Planning Authority is not satisfied with Item 2 of the of the Additional Information request. The Authority has been requested to assess the following for approval:
 - The retention/change of use for:

- o existing development and
- o shed/outbuilding.

Where:

- no elevational drawings or floor plans have been submitted for the shed/outbuilding,
- no details of floor area for this shed/outbuilding has been submitted,
- only two internal rooms are highlighted (measuring 38.5sqm and 25.3sqm) for childcare use,
- two areas of 'outdoor space', which are both described as 'enclosed' are labelled 'for use of children',
- the application form states that 146sqm of floor area is being sought permission for,
- the description of the development is not reflected in the drawings and documentation submitted with this application.

None of the above is acceptable and the Planning Authority is unable to make a decision without the above clarity.

To fully assess this proposal, the Planning Authority requires the following information and requests the applicant to submit all of the following items:

- (i) Drawings, documentation, text and details, which clearly demonstrate all development, structures and floor space for which this planning application relates to and for which retention and/or change of use permission is being sought. A full list of floor areas for the structures to be retained (to include the shed/outbuilding to be retained and all floor area within the existing structure for which a change of use is being sought) should be listed in a table. Please note that existing structures without permission should be clearly described as retention and where a change of use of structures is sought (where permission exists) these should be clearly labelled on all drawings. The Planning Authority notes that these may overlap, this too should be clearly labelled where it occurs.
- (ii) (a) A Site Layout Plan in accordance with Article 23(1)(a) of the Planning and Development Regulations, 2001, as amended, as the Site Layout submitted does not show 'buildings, roads...other features on, adjoining or in the vicinity of the land or structure to which the application relates'.
- (b) The applicant is also requested to clearly delineate the location of the shed/outbuilding to be retained on the Site Layout Plan.
- (iii) If the retention/change of use affects the entire site this needs to be clearly stated in notices and in documentation submitted with this application. If the change of use only affects certain aspects of the existing structure(s) on site, these should be clearly delineated on revised floor, elevational drawings and site layout plan and a letter describing the proposed development should be submitted.
- (iv) Elevational and floor plans of the shed/outbuilding to be retained/change of use should be submitted for assessment.
- (v) A correctly located north point should be placed on all maps, specifically floor plans.
- (vi) Details of the 'enclosed' 'outdoor spaces' should be submitted. Floor plans and elevational drawings are requested. Revised drawings should clearly detail materials used, overall height and if the 'enclosed' 'outdoor spaces' are provided with a roof, roof plans should be submitted.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

21-Sep-2021



for **Senior Planner**